

RISSINGTON WALK, THORNABY, STOCKTON-ON-TEES, TS17 9QJ



- ▲ Excellently Located Overlooking Greenfields
- ▲ Three Bedroom/Two Bathroom Semi Detached Bungalow

- ▲ Detached Garage with Double Door Access & Driveway
- ▲ Large Lounge, Dining Room & Kitchen
- ▲ Gas Central Heating & Aluminium Double Glazing

£195,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This deceptively spacious semi-detached bungalow features great internal space with three bedrooms, two bath/shower room, two reception rooms, is located overlooking green fields and has been extended to create a wonderfully sized property.

The home comprises porch, hall, large lounge, kitchen, dining room, three bedrooms (bedroom two with en-suite) and family bathroom. Outside there is pedestrianised front access with a lawn garden and generous rear garden with patio and lawn.

Other features include a detached garage with double access, gas central heating and aluminium double glazing.

GROUND FLOOR

ENTRANCE PORCH

KITCHEN - 3.05m x 2.87m (10' x 9'5")

LOUNGE - 5.8m (19') (max) x 5m (16'5") (max)

DINING ROOM - 3.45m x 2.54m (11'4" x 8'4")

BEDROOM ONE - 4.42m (14'6") (max) x 3.15m (10'4") (max)

BEDROOM TWO - 3.45m x 2.46m (11'4" x 8'1")

EN-SUITE

BEDROOM THREE - 3.45m (max) x 2.64m (11'4" (max) x 8'8")

BATHROOM

TO VIEW: Tel: 01642 763636
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

www.michaelpoole.co.uk



RISSINGTON WALK, TS17 9QJ

EXTERNALLY

GARDENS & PARKING

The front of the property is pedestrianised and there is a lawned front garden with mature bush borders. Side gated access leads to the generous rear garden with large concrete patio area, lawn, detached garage with up and over door and side access and there is gated access to a rear driveway.

BUYERS IDENTIFICATION CHECK(S)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - MH/LS/ING260261/20052026

Council Tax Band: C **Tenure:** Freehold

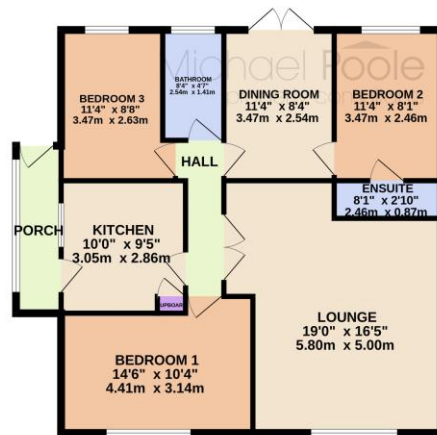
TO VIEW: Contact our Ingleby Barwick office on
Tel: **01642 763636**



RISSINGTON WALK, TS17 9QJ



GROUND FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac i2009.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Ingleby Barwick Office on Tel: **01642 763636**
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA